

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: March 19, 2015, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, John Allen, Mary Millard, Ben Bergenholtz

Also Present: Andrew Teitz, Esq.

Chairman Lima brought the meeting to order at 7:05pm.

The minutes of the February 5, 2015, meeting were approved as presented. (Allen/Enright 6-0).

2. 15-022 – 570 Hope St., (Colt School)
  1. install turf field; 2. install temporary sign

Amy Bratsos and Sheila Elsworth members of the parent's committee presented. Applicant plans were marked Exhibits B-K. Application is to install a turf field in an area in the school yard where children play. Both grass seed and grass sod have been installed in the past but the grass does not survive after a year's use. The proposal is to install a turf field by Child Scapes which is a playground quality product. Amy and Sheila noted that other materials have been unsatisfactory or harmful.

Member Cabral voiced his disapproval of this type of material in the Colt School Yard and Historic District.

Both Member Millard and Bergenholtz questioned maintenance of previous areas and soil condition and enhancement. Walter Burke, Recreation Director, stated that he had met with the parent's group and also with DaPonts Landscaping and believes that this is the best solution and product for the kids. Member Bergenholtz stated he would like to see a larger sample under natural light. Timothy Pesko, Child Scapes agent noted that the nearest installation was one hour away.

Chairman Lima invited comments from the public.

Kristen Browne a parent, resident and Bristol merchant, stated she would prefer natural grass, but it doesn't last. She felt the material chosen, "was the most beautiful, attractive choice for a clean, nice looking area."

Nancy Chase a home owner and parent voiced her concern on how long will the product last. She noted that the area will get a lot of use and feels that complete research has been done to select the best product. She noted from the Secretary of the Interior Standards #10, that the material is completely reversible.

Member Millard noted that the area where the material is to be installed has a hedge growing around the perimeter and that should mitigate the view of the "turf." Member Allen thought the material would be esthetically better looking than mud or hardscrabble and would have no problem approving it.

Also included in the application was installation of a temporary (12 month) sign for fund raising to purchase the turf. The sign is pictured in Exhibit I and is 4' x 8' constructed of plywood.

**A motion was made to approve Application 15-022 as presented for the turf and temporary (one year) sign with a condition of approval that the hedge on the sides of the turf field be maintained to block the view from the street in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: John Allen**

3. 15-024 – 446 Thames St., SJS Associates  
1. remove stacks/vents from roof; 2. install skylights; 3. signs

Property owner Stephen Brigidi presented. Applicant plans were marked Exhibits B-H. Application is to remove several vents (stacks) from the roof and to install two Velux skylights. The skylights will not be visible from Thames or Franklin St. The skylights will be fixed and for light only.

Mr. Brigidi plans to move a previously approved sign (see Exhibit H) to the area where the laundry sign is now. The new sign “adessomedia” (see Exhibit H) will be installed under the “Bristol Workshop” sign. Mr. Brigidi was instructed to install attachment screws into joints of building face.

Mr. Brigidi also requested that he be able to hang the “Art Night” vinyl sign on an “indefinite basis” during the Art Night season. Member Bergenholtz opposed the vinyl material of the sign if it will be a long term installation. Member Cabral stated the sign would be ok if not vinyl.

Members discussed display of the vinyl sign for a fixed length of time.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 15-024 as presented and shown in exhibits for removal of vents and installation of two Velux fixed skylights and wall signs. Approval given for a temporary (May thru September) vinyl banner in accordance with Secretary of the Interior Standard #9 (Allen/Enright 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Thomas Enright**

Chairman Ory Lima recused herself from hearing Application 15-023 and Concept Review 15-204.

4. 15-023 – 321 High St., Joseph & Rose McCarthy
  1. install and connect 32 Munroe Ave. house to existing 321 High St. house

Property owner William Cole and applicant Joseph McCarthy presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-O.

Application is to move a house from Munroe Avenue to High street and to connect the Monroe Ave. house to the existing High St. house as show in Exhibits D and F. Mr. McCarthy stated that the lot was too small to subdivide as originally proposed.

Member Enright noted that Bristol has a long history of moving houses from one location to another. Mr. McCarthy stated he would not move the house unless the changes proposed in Concept Review #15-025 are approved.

Vice Chairman Allen invited comments from the public. There were none.

**A motion was made to approve Application 15-023 as presented in accordance with Secretary of the Interior Standards #2, 3, 9 (Enright/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 3, 9. Also moving houses is part of a Bristol tradition and history.**

**Project Monitor: Victor Cabral**

5. 15-025 – 321 High St., Joseph & Rose McCarthy  
CONCEPT REVIEW - 1. add shed dormers; 2. add front porch; 3. relocate existing front door, replace front door; 4. replace storm doors; 5. install storm windows

Property owner William Cole and applicant Joseph McCarthy presented. Applicant plans were marked Exhibits B-G. Regarding the plans for shed dormers, Members Bergeholtz and Allen would prefer dormers do not go to the ridge of the roof.

Members felt they would approve the addition of a front porch without a wrap around addition. Members felt they would approve the removal and rearrangement of doors and windows.

Vice Chairman Allen invited comments from the public. There were none.

Chairman Lima resumed her seat on the Commission.

1. 15-015 – 721 Hope St., Lori Rolfe
  1. install 2 windows in porch; 2. repairs to front door frame, pediment; 3. install grids in basement windows; 4. replace front door light; 5. repair garage door

Property owner Lori Rolfe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Ms. Rolf would like to install two vinyl windows in a porch which only has storm windows. The windows in the rest of the house are vinyl. She

would also like to make in kind repairs to a significant front door frame and pediment. Also, to replace the front door light with that shown in exhibits. It was suggested that she install two lights, if possible, one on either side of the door. Front door light choice to be approved by the Project Monitor.

It was suggested that she use hardware cloth with a frame for the cellar windows after removing the boards currently covering them.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 15-015 as presented for in kind repairs to the front door, grids in basement windows, repairs to garage door, install two Anderson vinyl windows for the porch. Also for two lights for the front door to be approved by the project monitor in accordance with Secretary of the Interior Standard #9 (Enright/Cabral 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Ben Bergeholtz**

6. 15-026 – 448 Hope St., B. Peter Sebring  
1. install dining patio front; 2. install dining patio rear; 3. install brick walkway

Bristol Oyster House owner Peter Sebring presented. Staff Assistant photographs were marked Exhibit A, applicant plans were marked Exhibits B-G and H. Application is for landscaping and to allow for outside dining at the restaurant. All of the work is on private property. Mr. Sebring withdrew his request for a dining patio in the rear (east side) of the building. Mr. Sebring also submitted a new seating plan as required by the Fire Department marked Exhibit H.

Mr. Sebring proposes a movable serving bar which will be on casters and will be outside along with the tables and chairs during the warm weather months.

As Mr. Sebring will be removing trees and some shrubs from the area, Commission members were concerned with the loss of the current “soft” streetscape the greenery provides to the area. Mr. Sebring stated it was his intention to have planters with shrubs or flowers in the patio area. Mr. Sebring stated he was willing to work with Commission members to plan and execute a planting scheme.

Member Enright stated that the only lasting alteration other than tree removal was the bricks and leveling of the seating area. Member Bergeholtz suggested using either bricks or Boston pavers with the same color as the building.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 15-026 as presented for the installation of the front patio with the owner agreeing to work with the project monitor on a series of plantings inside the fenced area in accordance with Secretary of the Interior Standard #9 (Allen/Enright 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Mary Millard**

7. 15-027 – 41 Union St., Jason & Andrea Michaels  
1. remove rear addition; 2. construct new addition; 3. new in ground pool and spa; 4. new greenhouse; 5. landscape including; arbor, fences, bluestone terrace, stone walls, plantings; 6. new driveway; 7. relocate shed; 8. relocate porch stairs; 9. repair gutters; 10. repair west porch deck; 11. reconfigure west porch stairs; 12. outdoor kitchen

Chris Cote, architect, and Sara Bradford, landscape architect presented in the absence of the owners. Applicant plans were marked Exhibits A-Z and AA-KK. Application is for partial demolition with remodeling and new construction and extensive landscaping. The plans submitted for the buildings are the same that were presented during a Concept Review. Plans for the additions include materials and product sheets and are marked as exhibits.

Member Enright stated he wanted a site visit to visibly understand the site layout and more time to digest the details of the landscaping. Member Millard stated she felt the landscape design creates a private space but wants natural materials used in construction. Member Enright again stated he would like to see the landscape features staked out for a site visit and suggested the Commission vote on items 1 and 2 and the remaining items be continued to the May meeting following a site visit.

Chairman Lima invited comments from the public.

Shana Roper a Union St. resident stated she would not be affected by the changes but would like, “to make sure that what is approved is what actually happens.” She felt the owners had the room for the design.

Carolyn White, 224 Hope St., stated she strongly objected to the plan She felt a two story garage and outdoor kitchen violated Sec’y. Interior Standard #1.

Betty Weston, 14 Union St., felt the design was not appropriate for the Historic District and she would see a swimming pool from her north sight line.

Carol Wardwell, Union St., stated she felt there were some good things in the design, but wanted to know if there was any guarantee the plans will be followed.

Architect Cote stated the windows were Marvin all wood, double hung, Exhibit N shows the garage door chosen for the project, skylights shown in Exhibit P, Velux., and the doors are all wood Marvin Ultimate.

**A motion was made to approve Application 15-027 for Item 1 (remove rear addition) and Item 2 (construct new addition) which includes approving the windows and doors, siding, gutters and trim as presented in accordance with Secretary of the Interior Standards #3, 4, 9, 10 (Allen/Bergholtz 5-1 (Enright)).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 4, 9, 10**

**A motion was made to continue the remainder of the application to the May 7, 2015, meeting following a site visit where the various landscape features; i.e. the pool, shed, greenhouse, driveway and plantings will be staked out for visual inspection. (Enright/Allen 6-0)**

**Project Monitor: Ben Bergenholtz**

8. 15-013 - 107 High St., Fatima Mello  
1. replace walkway; 2. replace two front porch lamps; 3. install/replace post lamp

Fatima Mello and Joseph Mello presented for their parents the property owners. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B. This application was continued from the February 5, 2015, meeting.

Applicants want to replace the walkway as the current slate walkway is crumbling and uneven. They would like to use pavers edged with cobblestone and widen to 42”.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 15-013 as presented for replacing the walkway in accordance with Secretary of the Interior Standard #9 (Enright/Allen 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

Regarding the already replaced lamps at the front door and the post, both members Allen and Millard stated that the style was not appropriate to the house and after members were polled it was noted that an application for these lights would have been denied.

The Mellos were cautioned against incurring another violation as this was their second.

**A motion was made to approve Application 15-013 for the installation of two lights by the front door and one on the post (Cabral/Bergenholtz 5-1 (Allen).**

**Finding of Facts – lamps already installed.**

9. 15-021 – 219 High St., Glen Michael, LLC  
signs

No one appeared to present this application, however this is the second time application has been scheduled. It was decided to act on the application without a presenter as the signs have already been erected. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits A-B.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 15-021 as presented and installed in accordance with Secretary of the Interior Standard #9 (Enright/Cabral 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

10. 15-028 – 106 State St., Mike & Carole Morrell  
CONCEPT REVIEW - 1. remove existing rear two-story structure; 2. new two-story rear addition

Architect Cory Kallfelz presented. Applicant plans were marked Exhibits B-H. Architect described the removal of the existing two story structure and chimney at the rear of the building and the construction of a new two story addition as shown in the Exhibits.

Commission members felt the demolition and new construction were appropriate and had not objections to the design.

Chairman Lima invited comments from the public. There were none.

**Staff Report:**

**Staff Approvals - February = 0**

**Project Monitor Report(s) - none**

**Adjourn:**

A motion to adjourn was unanimously passed at 11:05PM

SC

Date Approved: May 7, 2015